

TWICKENHAM ROAD



LEYTONSTONE, E11

HOME STORY



This elegant and generously proportioned five-bedroom terraced home enjoys a prime position on one of the area's sought-after residential turnings, perfectly placed for modern city living. Excellent transport connections are just moments away, with both Leytonstone and Leyton Central Line stations, convenient bus routes and well-connected cycle paths ensuring effortless access into the City and beyond.

Everyday essentials and weekend indulgences are equally close at hand. Leytonstone High Road and main shopping areas offer a wide selection of popular eateries, amenities and major supermarkets, including a large M&S Foodhall, Tesco Superstore and Aldi. A short stroll brings you to the ever-popular pedestrianised Francis Road, beloved for its independent cafés and boutique stores — ideal for a leisurely coffee with friends or browsing local finds.

For those who appreciate open space, the expansive greenery of Wanstead Flats, together with the tranquil Hollow Ponds and the sweeping landscapes of Epping Forest, are all within walking distance, offering a beautiful natural retreat right on your doorstep.



THE STORY CONTINUES...



Great access to local amenities & High Road shopping

Close to transport links including Central Line tube

Short stroll to the popular pedestrianised Francis Road area

Road links incl. A12, A406 & M11

Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village





PERFECTLY
PLACED FOR
MODERN CITY
LIVING

RESIDING HERE



Heart of the Home

To the rear, the fitted kitchen/diner offers a stylish yet practical setting for everyday living. Sleek cabinetry and an integrated oven and hob create a streamlined finish, while generous space for dining makes it ideal for everything from casual breakfasts to supper with friends. Just beyond, a convenient utility area provides additional storage and laundry space, along with access to the garden and a ground floor WC — a thoughtful addition for busy households.

Restful Retreats

Upstairs, the first floor hosts three well-proportioned bedrooms, each offering comfort and flexibility. The main bedroom is particularly striking, with its beautiful bay window adding character and charm. A serene family bathroom completes this level, designed as a peaceful space to unwind.



A Warm Welcome

From the moment you arrive, this home sets the tone. A gated front garden and Victorian-style tiled pathway guide you to the inviting front door, offering a charming first impression. Step inside and you're greeted by a bright, airy hallway that immediately feels like home.

Elegant Living & Entertaining

The spacious bay-fronted through lounge unfolds beautifully from the hallway, bathed in natural light and thoughtfully arranged for both relaxed evenings and family gatherings. Whether hosting friends or unwinding after a long day, this versatile reception space adapts effortlessly to the rhythm of daily life. A door to the rear provides easy access to the garden, creating a seamless indoor-outdoor flow during warmer months.

Light-Filled Loft Living

The second floor reveals a thoughtfully designed loft conversion, created by the current owners to enhance both space and lifestyle. Here you'll find two generous double bedrooms. The rear room enjoys wonderfully framed views through its large window, while the front bedroom features sleek fitted storage and twin Velux windows that fill the room with natural light. A beautifully finished shower room with a large walk-in shower and roof window serves this floor, adding a boutique-hotel touch to the home.

Outdoor Living

Outside, the well-maintained rear garden offers a delightful extension of the living space. A chic paved seating area is perfect for alfresco dining, while the lawn and shrub borders create a sense of privacy and greenery, enhanced by an open aspect to the rear — an inviting backdrop for summer evenings and weekend relaxation.

FINER DETAILS



Asking price £925,000

Council Tax Band: C

EPC Rating C





HOME FEATURES

- Elegant and generously proportioned five-bedroom terraced home
- Freehold
- Inviting front door and hallway
- Access to basement via the hallway
- Spacious bay-fronted through lounge
- Fitted kitchen / diner incl. integrated oven & hob
- Utility area with WC
- Lovely rear garden with paved seating area
- Three good size bedrooms to first floor
- First floor bathroom suite
- Two further good size bedrooms to second floor / loft conversion
- Second floor / loft conversion shower room suite
- Great access to main shopping area and popular eateries
- Close to transport links incl. Central Line tube
- Short stroll to the popular Francis Road area
- Good access to vast open green spaces



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 1537 sq. ft / 142.81 sq. m (Including Restricted Height Area & Eaves)
APPROX. GROSS INTERNAL FLOOR AREA 1459 sq. ft / 135.53 sq. m (Excluding Restricted Height Area & Eaves)

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Note From Owner...

We have loved living on Twickenham Road. We're still struck by the sense of calm each time we turn the corner into the street, and friends often comment on how peaceful it is.

When we first viewed the house, we were drawn to the natural light and generous proportions of the rooms. It's been a great home - bright, comfortable, and easy to live in. The main bedroom gets the morning sun, before it moves round to the back of the house. Because it isn't overlooked, the garden has always felt like a peaceful place to relax.

We've always found the location has the best of both worlds - the high street and tube close by, and Francis Road just at the other end of the road. And being on a blocked-off road means there's no through-traffic.

We've been really happy here and hope the next owners are too - we've made great friends, have lovely long-standing neighbours and feel lucky to have been part of the community.



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